



## City of Canal Winchester

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

### DEVELOPMENT PLAN APPLICATION

\_\_\_\_\_ Preliminary

☒ Final

rev. 09/24/2013

#### PROPERTY OWNER

Name Meyer

Address 2350 3 Mile Rd, Grand Rapids MI 49544

Daytime Phone (616) 721-3209 Email matt.levitt@meyer.com

#### APPLICANT

Name Brexton Construction

Address 1123 Goodale Blvd Suite 500 Columbus OH 43212

Daytime Phone 614 441-4110 Email craig.abbott@brextonllc.com  
614 402-0876 cell

Address/Location of Subject Property outlot C in front of Meyer (Diley Rd)

Tax Parcel ID 0420382000 Current Zoning P1D Acreage 1.384

Attach a current survey (within 2 years) of the subject property and all supporting materials as required by Chapter 1141 and Chapter 1173 as applicable (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Melanie Wallenberg Forbys 10/21/19  
Property Owner's or Authorize Agent's Signature Date

DO NOT WRITE BELOW THIS LINE

Date Received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Fee: \$\_\_\_\_\_  
Paid ☐

Historic District: \_\_\_\_ Yes \_\_\_\_ No

Preservation District: \_\_\_\_ Yes \_\_\_\_ No

Date of Action: \_\_\_\_/\_\_\_\_/\_\_\_\_

Application \_\_\_\_ No

Expiration Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Approved: \_\_\_\_ Yes

\_\_\_\_ Yes, with conditions

Tracking Number: PDP - \_\_\_\_\_

October 11, 2019

Description of 1.384 acres

Situated in the State of Ohio, County of Fairfield, Village of Canal Winchester, and being a part of Section 28 Township 15, Range 20, Congress Lands, and being 1.384 acres out of 24.769 acre tract as described in a deed to Meijer Stores Limited Partnership as recorded in O.R. 1451, Pg.'s 3330-3334, Fairfield County Recorder's Office, said 1.384 acre tract being more particularly described as follows:

Beginning for reference at a found monument box with a 3/4" iron pin with aluminum cap stamped "Trucco Construction ODOT C/L P.S. 7961", said monument box being located in the centerline of Diley Rd at the common corner of Sections 20, 21, 28, & 29;

Thence S 04°33'10" W, 503.61', along the centerline of said Diley Rd., being the common line between said Section 29 & 28, and along a west line of a 0.879 acre tract as conveyed to Board of Fairfield County Commissioners 40-WDV as recorded in O.R. 1324, Pg. 81, to a point:

Thence S 85°26'50" E, 69.86', crossing said Diley Rd and crossing said 0.879 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 1.384 acre tract;

Thence crossing said 24.769 acre tract, along a new division line, the following 3 courses and distances:

S 85°23'55"E, 336.68', to an iron pin set;

S 04°36'05"W, 180.00', to an iron pin set;

N 85°23'55"W, 333.00', to an iron pin set in the east line of said Diley Rd., being the east line of said 0.879 acre tract;

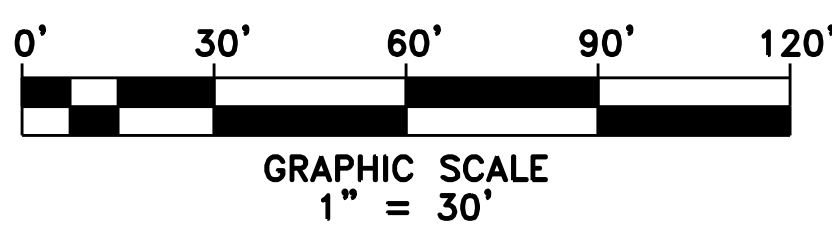
Thence N 03°25'47"E, 180.04', along the east line of said Diley Rd., being the east line of said 0.879 acre tract, to the True Place of Beginning, having an area of 60271 Square Feet, or 1.384 Acres, more or less, subject to all legal easements and right of ways of record.

Bearings are based on the centerline of said Diley Rd, as being S 04°33'10" W, based on GPS observations using the State of Ohio Department of Transportation VRS System, the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment). All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Fairfield County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in October 2019.

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John W. Wetherill   P.S. 7811   Date

TOPOGRAPHIC SURVEY OF A  
PART OF OUTLOT 4 MEIJER  
DR., CANAL WINCHESTER, OHIO



SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, VILLAGE OF CANAL WINCHESTER, BEING A PART OF SECTION 28 TOWNSHIP 15, RANGE 20, CONGRESS LANDS, AND BEING A PART OF 24.769 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP AS RECORDED IN OFFICIAL RECORD BOOK 1451, PAGE 330-334, FAIRFIELD COUNTY RECORDER'S OFFICE.

**LEGEND**

- 1 Lot Numbers
- L — Lot Lines
- P — Property Lines
- C — Centerline
- SAN — Sanitary Sewer
- ST — Storm Sewer
- W — Water Main
- G — Gas Main
- UGE — Underground Lines
- OH — Overhead Lines
- UGT — Telephone Lines
- UGC — Cable TV Lines
- A — All Overhead Utilities
- FO — Fiber Optic Line
- MHO Man Hole
- DI Drop Inlet
- CI Curb Inlet
- DI Diameter
- CO Clean Out
- DSD Downspout Drain
- GV Valve Box
- GM Gas Meter
- GV Gas Valve
- WM Water Meter
- WV Water Valve
- EM Electric Meter
- UP Utility Pole
- GW Guy Wire
- 1# Pole Numbers
- o Gas Line Marker
- o Light Pole
- o Yard or Flood Light
- o Telephone Closure
- o Electric Closure
- o Cable Television Closure
- o Traffic Signal Pole
- o Bollard
- o Utility Pull Box
- o Handicap
- o Fence
- o Sign
- o Concrete
- o Evergreen Tree
- o Deciduous Tree
- o Stone Found
- o Monument Box
- o Iron Pin Set
- o Iron Pin Found
- o MAG Nail Set
- o Railroad Spike Found
- o Deed Volume
- o Official Record
- o INST# Instrument Number
- o IPF Iron Pin Found
- o IWF Iron Pipe Found
- o RRSF Railroad Spike Found
- o MNS Mag Nail Set
- o MNF Mag Nail Found
- o DHS Drill Hole Set
- o (D) Deed Colls
- o Measured Colls

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED J & J SURVEYING

**TREE LEGEND**

CAT	CATAWPA
CDR	CEDAR
COT	COTTONTWOOD
CRAB	CRABAPPLE
HACK	HACKBERRY
HCK	HICKORY
LOC	LOCUST
MPL	MAPLE
MUL	MULBERRY
ORN	ORNAMENTAL
POP	POPULAR
SPR	SPRUCE
WAL	WALNUT
WC	WILD CHERRY
WIL	WILLOW

**NOTES:**  
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DILEY ROAD AS BEING S 43° 33'10" W. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

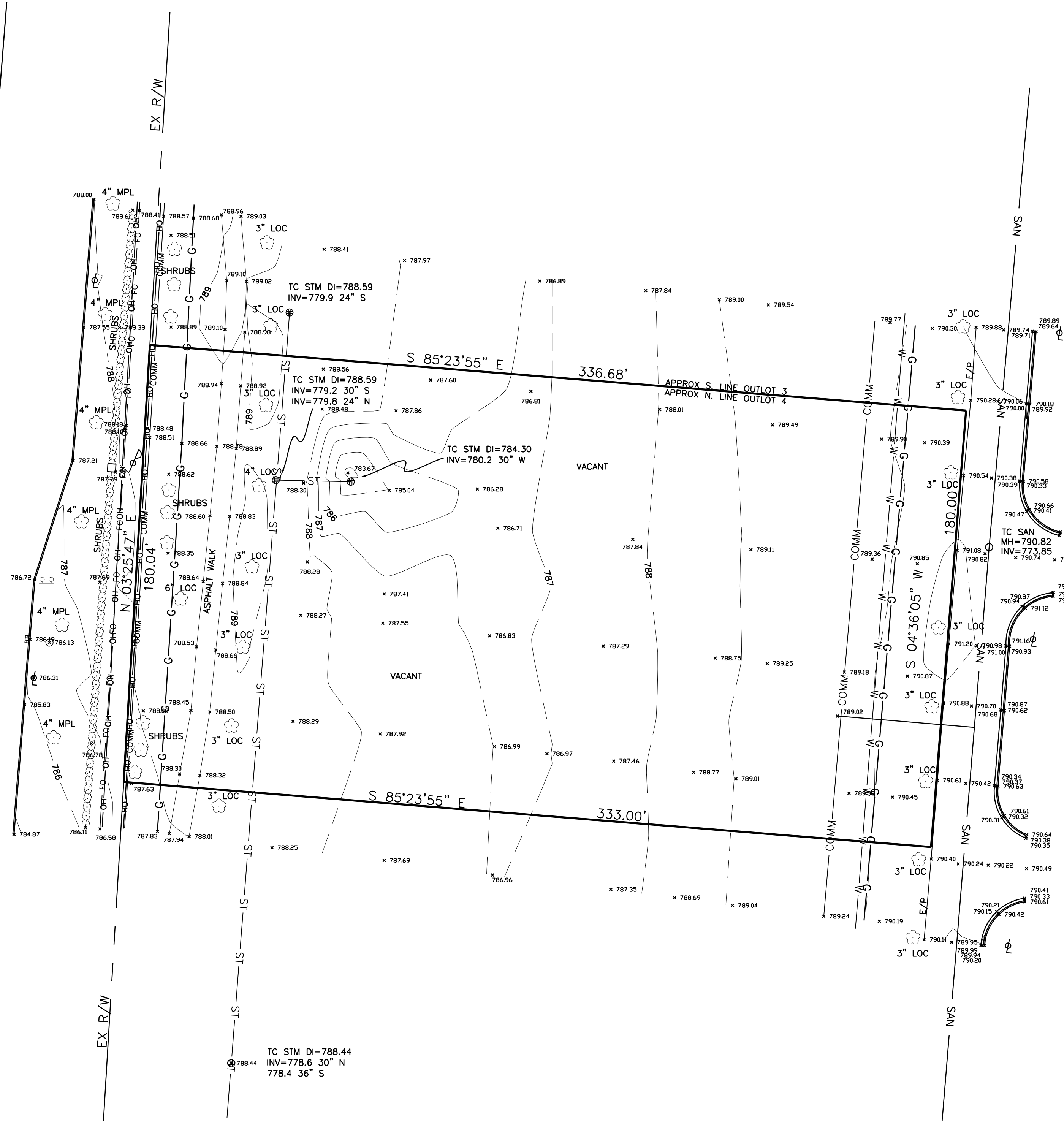
AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES\STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES\STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES\STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

**FLOOD ZONE:**  
THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**ELEVATIONS:**  
ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM-NAVD 88 DATUM.

SITE BENCHMARK #1CHISLED "X" ON SOUTH RIM OF SANITARY SEWER MAN HOLE LOCATED IN THE CENTERLINE OF THE ACCESS DRIVE ALONG THE EAST LINE OF THE SUBJECT TRACT, AS SHOWN ON SURVEY. ELEV=790.80



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 10/09/2019, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

JOHN W. WETHERILL REG. SURV. 7811 DATE

TC SAN  
MH=789.13  
INV=775.2

**2 WORKING DAYS  
BEFORE YOU DIG**

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO  
JOHN W. WETHERILL  
REGISTERED  
PROFESSIONAL SURVEYOR

DATE	BY	REVISIONS	SCALE	DATE	DATE	DATE	DATE	DATE
			1" = 30'	10/10/19	JWW	JWW	JWW	JWW

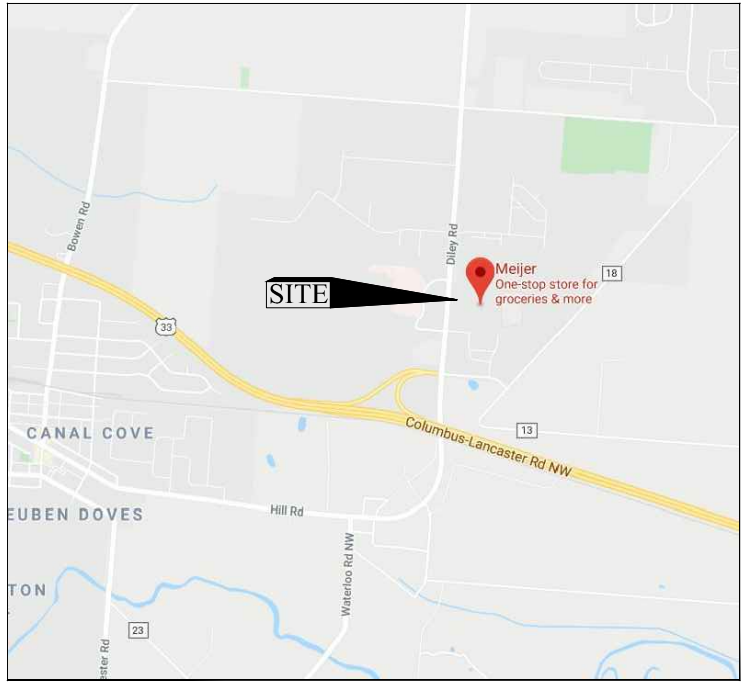
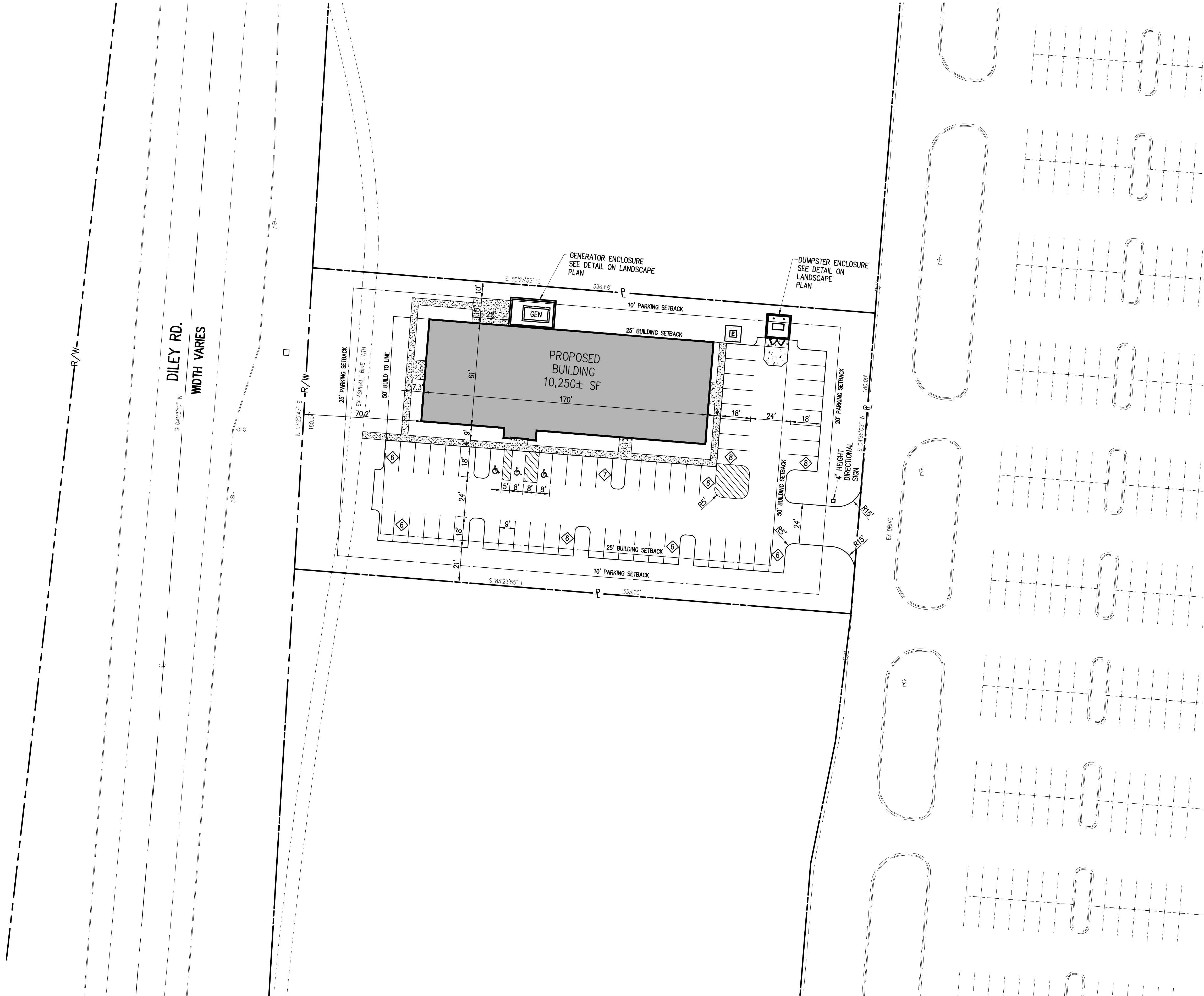
TOPOGRAPHIC SURVEY OF A  
PART OF OUTLOT 4 MEIJER  
DR., CANAL WINCHESTER, OHIO

J. & J. SURVEYING SERVICES, INC.  
7509 EAST MAIN ST. SUITE 104  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
JOHN7811@JJSURVEYINGOHIO.COM  
JOHN.W.WETHERILL@JJSURVEYINGOHIO.COM

2019 J. & J. SURVEYING SERVICES, INC.

JOB NUMBER  
19-070





LOCATION MAP  
NOT TO SCALE

**OWNER**  
THE MANNIK & SMITH GROUP, INC.  
1160 DUBLIN ROAD, SUITE 100  
COLUMBUS, OHIO 43215  
CONTACT: STEVEN E. FOX  
PHONE: 614-452-4628  
EMAIL: SFOX@MANNIKSMITHGROUP.COM

**DESIGNER**  
BREXTON, LLC  
1123 GOODALE BLVD  
GRANDVIEW HEIGHTS, OHIO 43122  
CONTACT: CRAIG ABBOTT  
PHONE: 614-441-4110  
EMAIL: CRAIG.ABBOTT@BREXTONLLC.COM

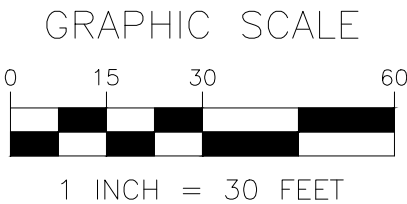
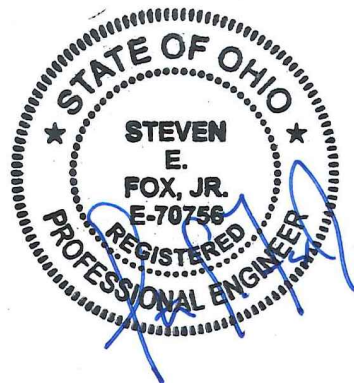
SITE DATA TABLE	
TOTAL SITE AREA:	1.38± AC.
TOTAL DISTURBED AREA (incl. R/W):	1.24± AC.
PRE-DEVELOPED IMPERVIOUS AREA:	0.03 AC.
POST-DEVELOPED IMPERVIOUS AREA:	0.76± AC.


SITE DATA

ADDRESS:	DILEY ROAD
PID:	042039000
SITE AREA:	1.38± ACRES
ZONING:	PCD – PLANNED COMMERCIAL DISTRICT
LAND USE:	
EXISTING:	OPEN SPACE
PROPOSED:	MEDICAL OFFICE
BUILDING AREA:	10,250 SF
PARKING:	
REQUIRED SPACES:	
MEDICAL OFFICE BUILDING:	1/200 SF (10,350 SF) = 52 SPACES
PARKING PROVIDED:	
TOTAL SPACES:	= 59 SPACES
(HANDICAP SPACES:	3 INCLUDED IN ABOVE TOTAL)
LOT COVERAGE:	17.05%
GREEN SPACE:	44.93%
IMPERVIOUS SPACE:	55.07%

SITE NOTES

- ALL PAVEMENT MARKINGS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE OF 50° MINIMUM. APPLY TWO (2) COATS.



<div>PRIMAR SITPA</div>	<div>SITE IMPROVEMENTS PLAN</div> <div>MEIJER OUTPARCEL</div> <div>CANAL WINCHESTER, OHIO</div>	<div>PREPARED FOR:  BREXTON, LLC</div> <div>1123 GOODALE BLVD GRANDVIEW HEIGHTS, OHIO 43122</div>	<div><div><b>Mannik Smith GROUP</b></div><div>www.MannikSmithGroup.com</div></div> <div>TECHNICAL SKILL: CREATIVE SPIRIT.</div>	<div>1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340</div> <div>PROJECT DATE: 10/14/19 PROJECT NO: OP190187 DRAWN BY: MS CHECKED BY: SEF</div>				DESCRIPTION



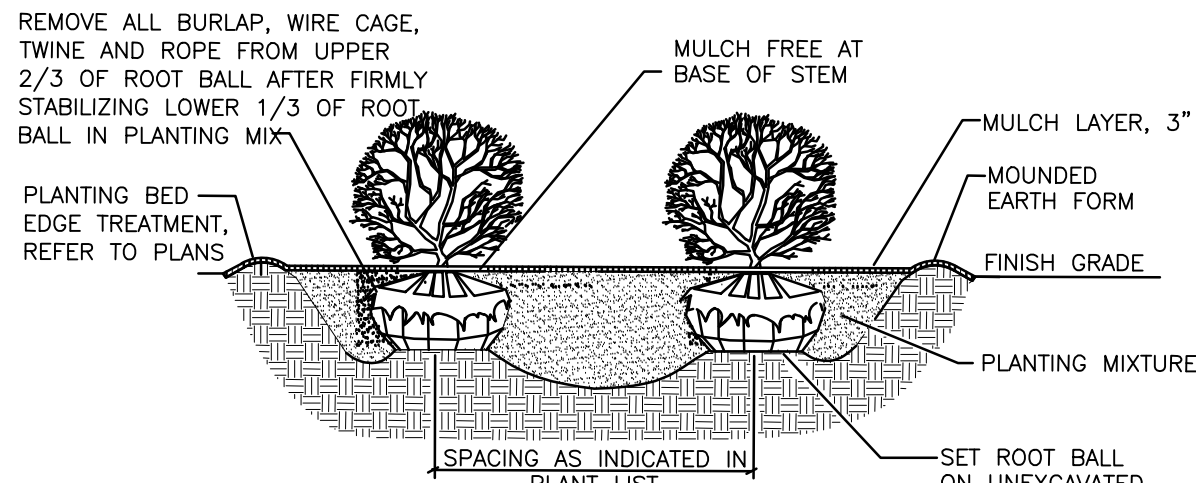




L:\Projects\Projects\AEB2020\2020\ZONING PLAN\0919187\_ZONING LANDSCAPE PLAN.dwg, last printed: 10/14/2019 2:22 PM



Michael D. Lentz, License #921  
Expiration Date 12/31/2020

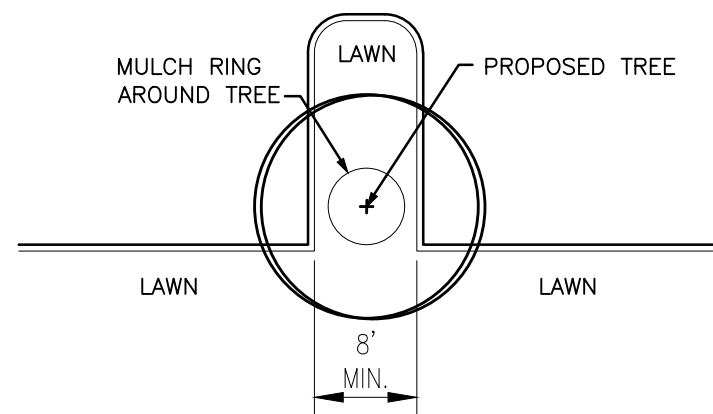


NOTES:

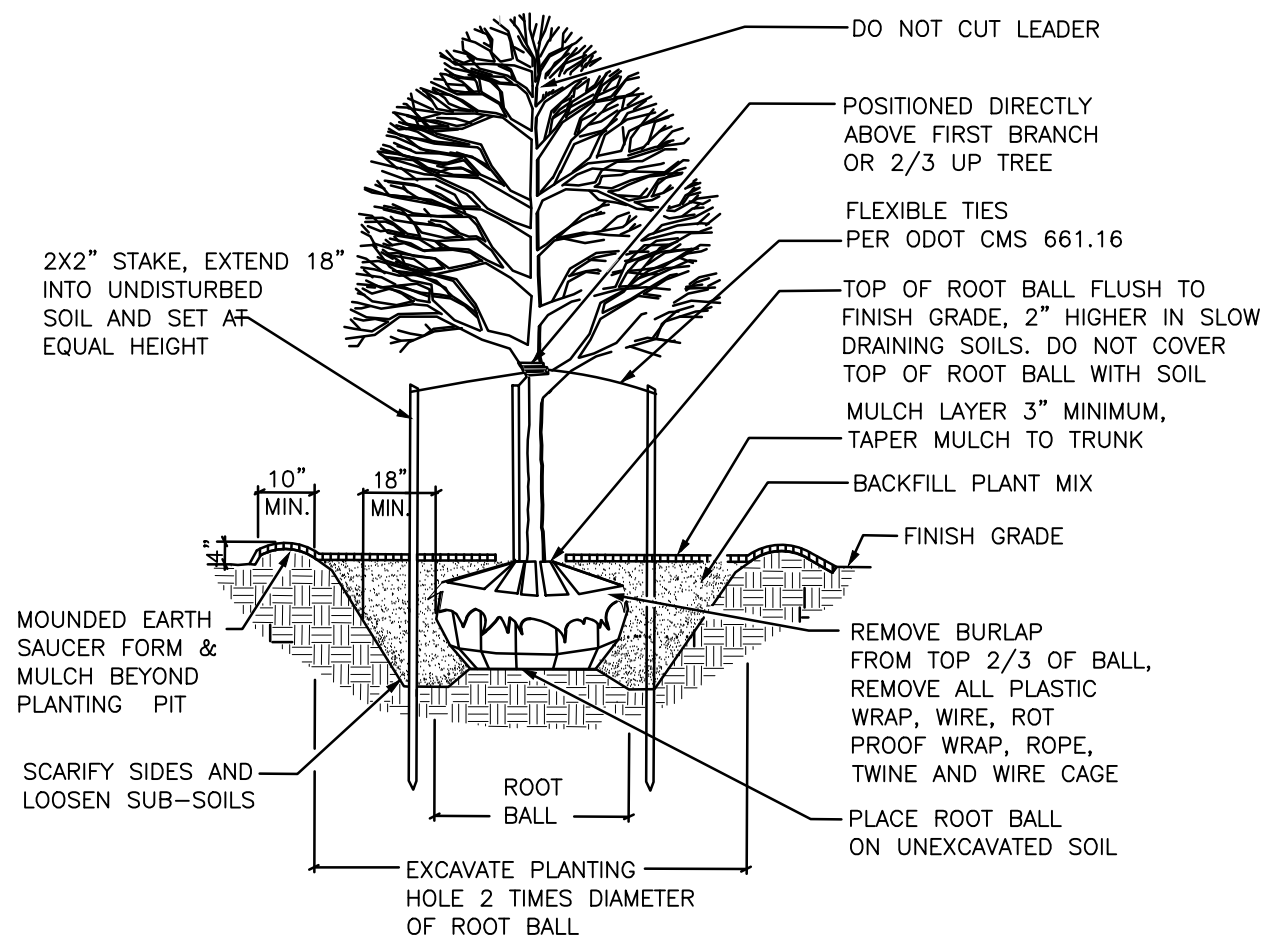
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS S R P A T I D T A I OR CO T A I R  
NO SCALE



PAR T OT TR IS A D T A I



D CID O S TR P A T I D T A I

R A D S C A P P A T I O T S

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:

- A. ONE PART EXCAVATED SOIL.  
B. ONE PART EPA RATED CLASS IV COMPOST.  
C. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.  
D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.

NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

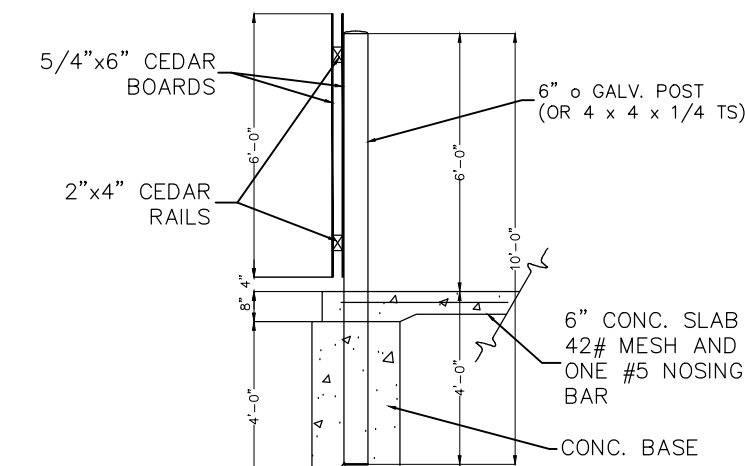
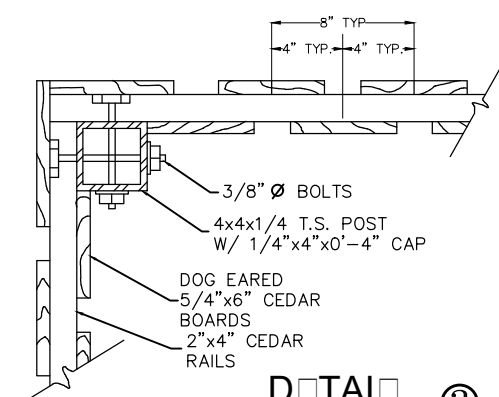
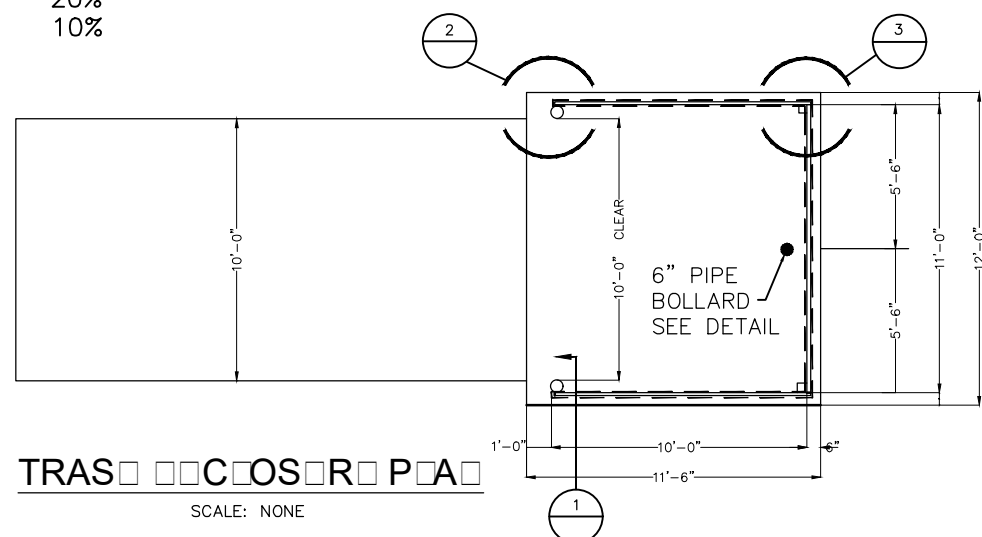
7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER, ON OR ABOUT AUGUST 15. THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDING AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDING AREAS PER ODOT SPECIFICATIONS.

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUND COVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:  
TITAN TALL-TYPE TURF FESCUE 70%  
SR 4100 PERENNIAL RYEGRASS 20%  
MERIT KENTUCKY BLUEGRASS 10%



D T A I  
SCALE: NONE

TRAS C O S R D T A I

D

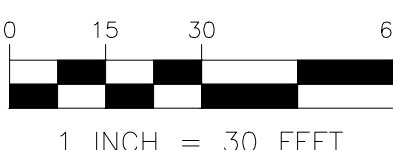
PR SITE DECIDUOUS TREE

PR SHRUB

PR PERENNIAL

EX TREE

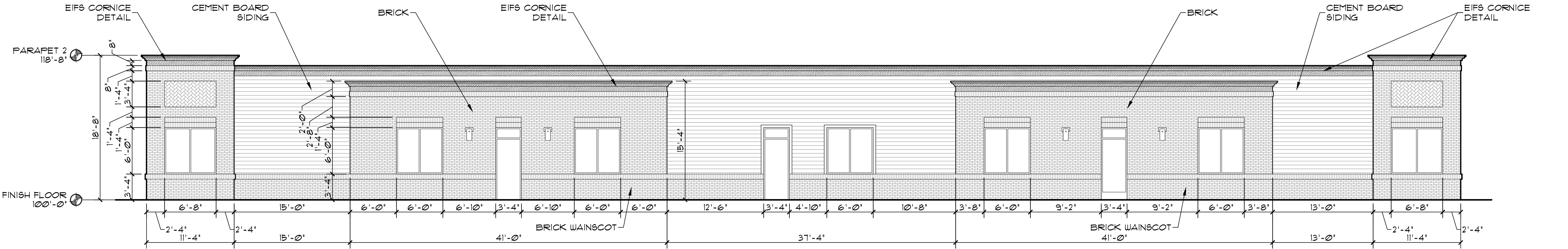
GRAPHIC SCALE



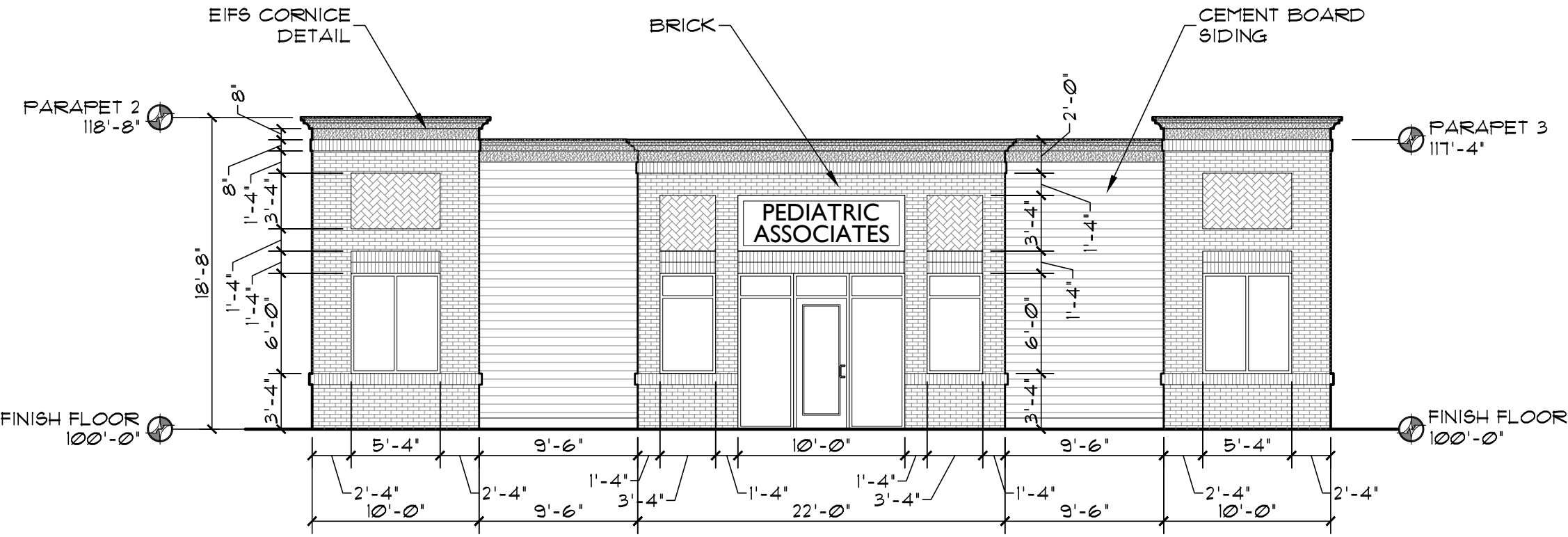
DESCRIPTION	NO.	DATE	BY
1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43216 TEL: 614.441.4222 FAX: 888.488.7340			
PROJECT DATE: 10/14/19 PROJECT NO: 09190167 DRAWN BY: MS CHECKED BY: SEF			
TECHNICAL SKILL: CREATIVE SPIRIT.			
Mannik Smith Group www.MannikSmithGroup.com			
PREPARED FOR: BREXTON, LLC			
1123 GOODALE BLVD GRANDVIEW HEIGHTS, OHIO 43122			
SITE IMPROVEMENTS PLAN MEIJER OUTPARCEL			
PR O M I A R A D S C A P P A			
1			



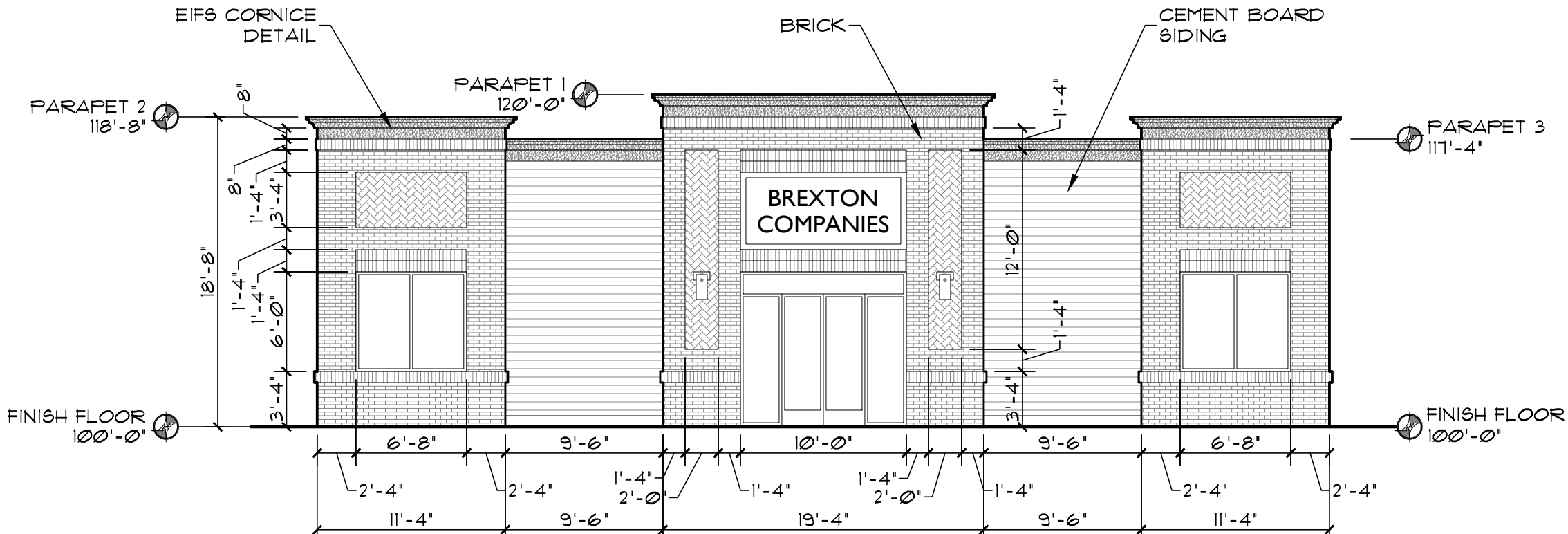
Z:\Production\Clients\Developers\Brexton\Pediatrics Office Building\CAD\Sheets\A Sheets - Exterior Elevations.dwg, 10/21/2019 11:44:57 AM



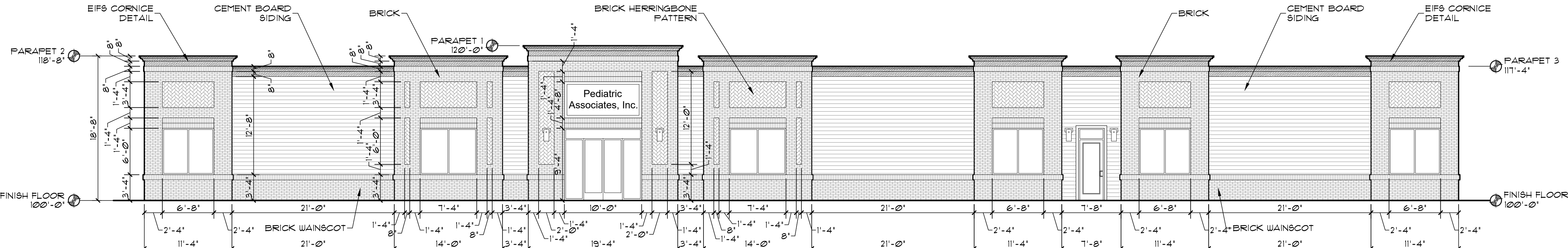
D EXTERIOR ELEVATION - REAR  
SCALE: 1/8" = 1'-0"



C EXTERIOR ELEVATION - DILEY ROAD SIDE  
SCALE: 1/8" = 1'-0"



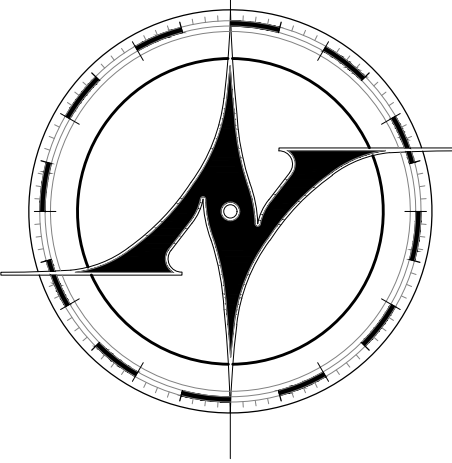
B EXTERIOR ELEVATION - MEIJER SIDE  
SCALE: 1/8" = 1'-0"



A EXTERIOR ELEVATION - FRONT  
SCALE: 1/8" = 1'-0"

ELEVATION DATA

ELEVATION:	TOTAL ELEVATION AREA:	MASONRY AREA / PERCENTAGE	GLASS AREA / PERCENTAGE
FRONT ELEVATION:	3,096 SF	1,865 SF / 60.2 %	372 SF / 12.0 % (BETWEEN 2' AND 10')
REAR ELEVATION:	2,911 SF	1,789 SF / 61.5 %	260 SF / 8.9 % (BETWEEN 2' AND 10')
DILEY ROAD SIDE ELEVATION:	1,084 SF	699 SF / 64.5 %	197 SF / 18.2 % (BETWEEN 2' AND 10')
MEIJER SIDE ELEVATION:	1,140 SF	754 SF / 66.1 %	173 SF / 15.2 % (BETWEEN 2' AND 10')



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4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

CLIENT REVIEW SET

10/17/2019

Winchester Office Park  
Mixed-Use Building

6355 Winchester Blvd.  
Canal Winchester, Ohio 43110

DEVELOPER/BUILDER:

Brexton, LLC  
1123 Goodale Blvd.  
Columbus, Ohio 43212

Project No: 19-0152

NOT FOR  
CONSTRUCTION

EXTERIOR  
ELEVATIONS

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A6.1



# South Elevation

## Exterior Elevation - - Reverse-Channel, Halo Illuminated Letters & Logo Cloud on Fabricated Panel

REVERSE CHANNEL ALUMINUM LETTERS AND LOGO CLOUD, APPROX 4" DEEP MOUNTED TO 2" DEEP FABRICATED PANEL WITH 1/4" x 1-1/2" BOLTS AND 1" STAND-OFF SPACERS TO ALLOW LIGHT TO EMIT FROM BACK OF ELEMENTS.

PANEL IS MOUNTED TO EXTERIOR WALL WITH CONCEALED MOUNTING BRACKETS AND (8) 1/4" x 4" TOGGLE BOLT FASTENERS, 4 ACROSS EACH TOP & BOTTOM ANGLE BRACKET, EVENLY SPACED.

HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE EACH LETTER & EMIT LIGHT AROUND PERIMETER OF LETTERS CREATING SOFT, HALO GLOW.

CLEAR PROTECTIVE POLYCARBONATE ON BACKS OF EACH SHAPE.

REMOTE ELECTRIC & POWER UNITS. **UL LISTED #E153594**

LED'S ARE POWERED BY 120 AC FEED BROUGHT TO SIGHT BY OTHERS.

### COLORS: VERIFY

FABRICATED PANEL - WHITE, MAP #42202SP

LETTER FACES & RETURNS - BLUE, PMS #2383

BOY LOGO ELEMENT - BLUE, PMS #2383 AND LIGHT BLUE, PMS #658

HEARTS & GIRL LOGO ELEMENT - PINK, PMS #2031

LOGO CLOUD RETURNS - BLUE, PMS #2383

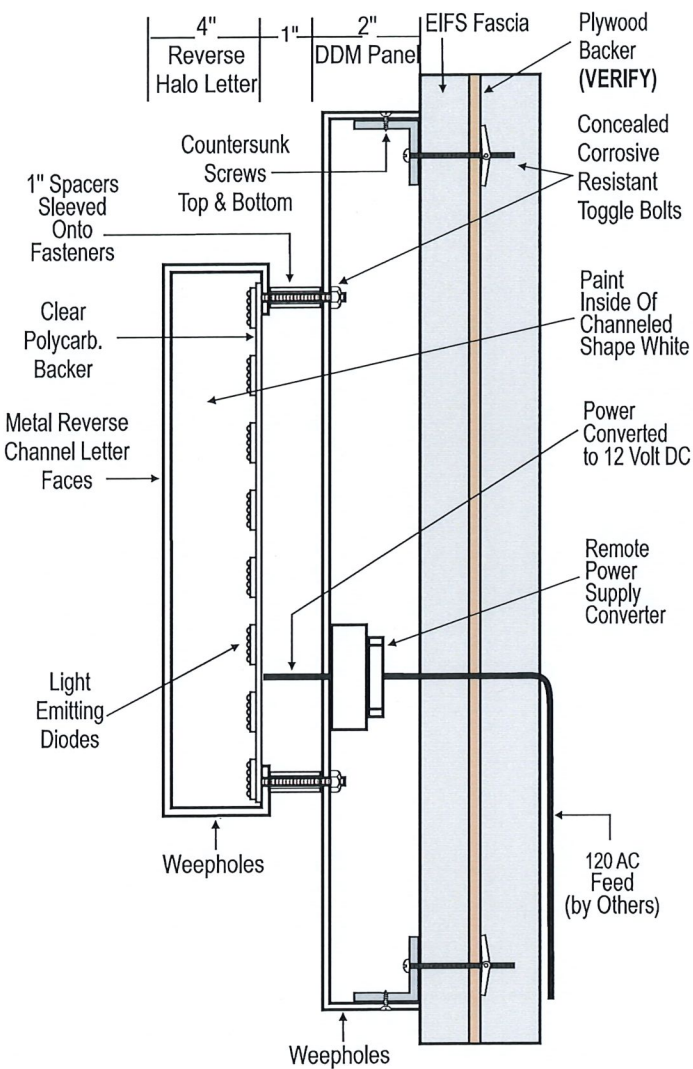
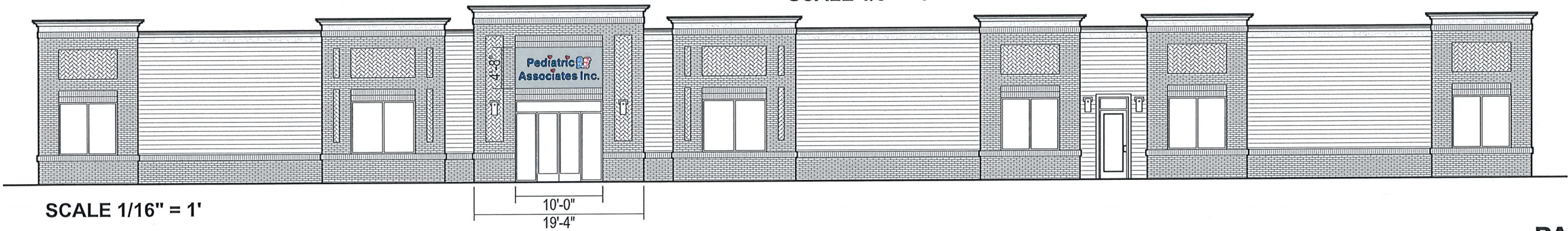
HALO ILLUMINATION - SOFT WHITE



Sign Area not to Exceed 100sqft



SCALE 1/8" = 1'



VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

PAGE 2 - OPTION 1

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

☒ PRODUCTION  
ART REQUIRED  
Colors on Printed Documents  
May Vary

PROJECT NAME PEDIATRIC ASSOCIATES  
LOCATION 6355 WINCHESTER BLVD.  
CITY CANAL WINCHESTER STATE OHIO

REVISION \_\_\_\_\_

SALES BMS  
DESIGN RAF  
SIZE 14

DATE 10-21-19  
SCALE Noted  
PROJECT# 196



# Diley Road Elevation

## Exterior Elevation      Reverse-Channel, Halo Illuminated Letters & Logo Cloud on Fabricated Panel

REVERSE CHANNEL ALUMINUM LETTERS AND LOGO CLOUD, APPROX 4" DEEP MOUNTED TO 2" DEEP FABRICATED PANEL WITH 1/4" x 1-1/2" BOLTS AND 1" STAND-OFF SPACERS TO ALLOW LIGHT TO EMIT FROM BACK OF ELEMENTS.

PANEL IS MOUNTED TO EXTERIOR WALL WITH CONCEALED MOUNTING BRACKETS AND (8) 1/4" x 4" TOGGLE BOLT FASTENERS, 4 ACROSS EACH TOP & BOTTOM ANGLE BRACKET, EVENLY SPACED.

HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE EACH LETTER & EMIT LIGHT AROUND PERIMETER OF LETTERS CREATING SOFT, HALO GLOW.

CLEAR PROTECTIVE POLYCARBONATE ON BACKS OF EACH SHAPE.

REMOTE ELECTRIC & POWER UNITS. **UL LISTED #E153594**

LED'S ARE POWERED BY 120 AC FEED BROUGHT TO SIGHT BY OTHERS.

**COLORS: VERIFY**

FABRICATED PANEL - WHITE, MAP #42202SP

LETTER FACES & RETURNS - BLUE, PMS #2383

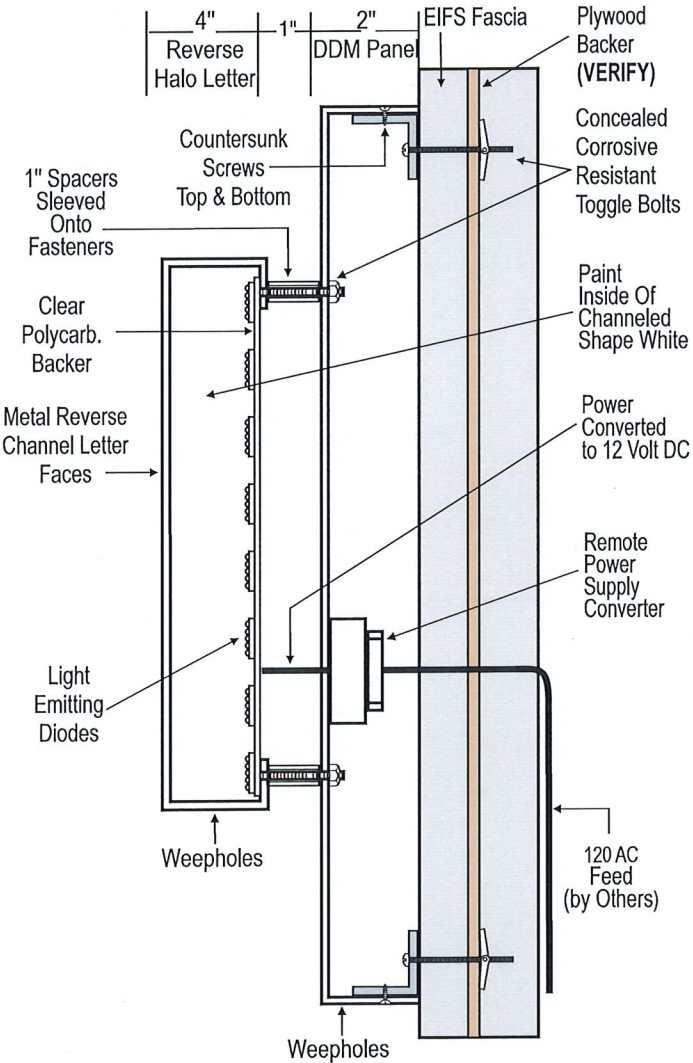
BOY LOGO ELEMENT - BLUE, PMS #2383 AND LIGHT BLUE, PMS #658

HEARTS & GIRL LOGO ELEMENT - PINK, PMS #2031

LOGO CLOUD RETURNS - BLUE, PMS #2383



Sign Area not to Exceed 60sqft



CLIENT APPROVAL	DATE
_____	_____



PROJECT NAME	PEDIATRIC ASSOCIATES
LOCATION	6355 WINCHESTER BLVD.
CITY	CANAL WINCHESTER
STATE	OHIO

REVISION	_____
	_____

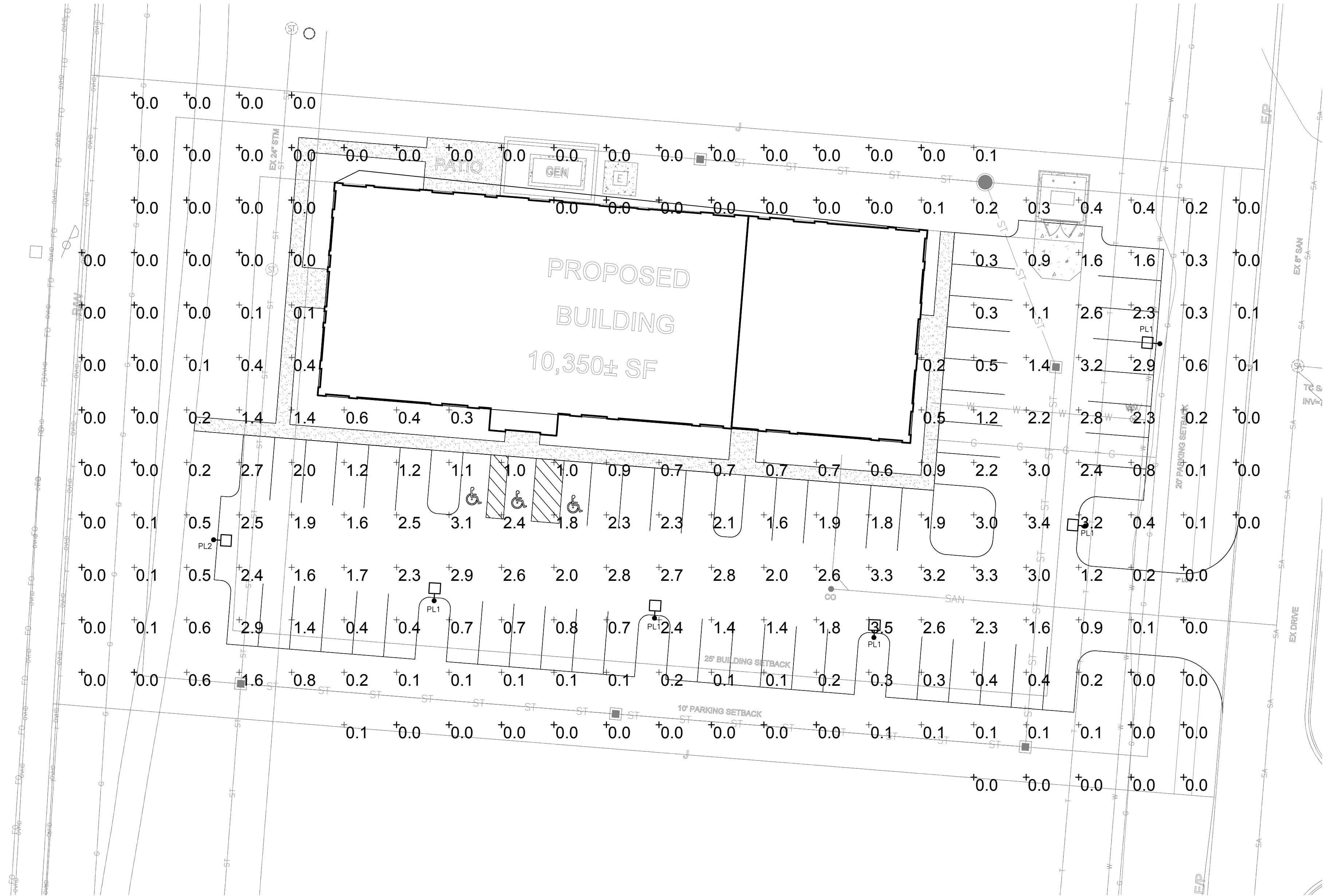
SALES	BMS
DESIGN	RAF
SIZE	14

DATE	10-21-19
SCALE	Noted
PROJECT#	196











PHOTOMETRIC SITE PLAN  
SCALE: 1"=20'-0"

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	PL1	5	U.S. ARCHITECTURAL LIGHTING	DSDP1-VLED-IV-80LED-350mA-NW-HS	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF: 80 LEDs, VERTICAL, BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 74 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD, CLEAR FLAT GLASS LENS.		80	DSDP1-VLED-IV-80LED-350mA-NW-HS.ies	86	1	85.7
	PL2	1	U.S. ARCHITECTURAL LIGHTING	DSDP1-VLED-II-80LED-350mA-NW-HS	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF: 80 LEDs, VERTICAL, BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 74 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD, CLEAR FLAT GLASS LENS.		80	DSDP1-VLED-II-80LED-350mA-NW-HS.ies	84	1	85.6

### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		0.8 fc	3.5 fc	0.0 fc	N/A	N/A

### SOLID STATE AREA LIGHTING

### DSDP SERIES-LED

#### SPECIFICATIONS

**HOUSING**  
Upper housing is heavy gauge cast aluminum (DSDP25) or 0.125" thick spun aluminum with reveal (DSDP1). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is sealed from LED Module chamber. Truelevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

**V-LED OPTICS**  
Low copper A356 alloy (<2% copper) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module: one from 1°-50°; one from 50°-65°; one from 65°-72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce ES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord.

**LED DRIVER**  
Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz or 347-480V, 50/60Hz, 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

**LED EMITTERS**  
High output LED's are utilized with drive currents ranging from 350mA to 1000mA, 7000H Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

**AMBER LED's**  
**PCA** (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TBA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

**FINISH**  
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

U.S. Architectural Lighting

600 West Avenue O, Porterville, CA 95667  
Phone (509) 733-0070 Fax (509) 733-0070  
www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

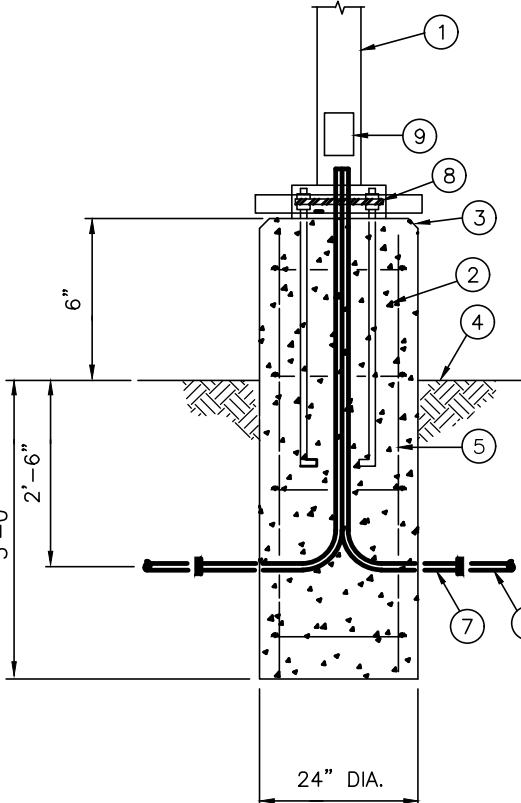
2018334

U.S. ARCHITECTURAL LIGHTING

### SITE LIGHTING NOTES

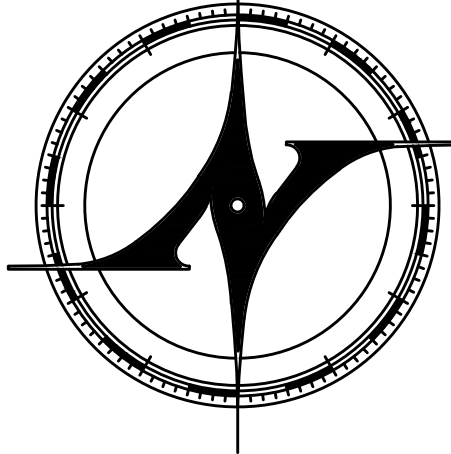
- LIGHT POLES AND FIXTURES SHALL BE STANDARD COLOR, ANTIQUE BRONZE BLACK IN COLOR. CONFIRM FINAL SELECTION WITH ARCHITECT AND OWNER.
- TOTAL HEIGHT SHALL BE 16'-0" MAXIMUM ABOVE FINISH GRADE.

### POLE BASE



- SEE FIXTURE SCHEDULE FOR POLE AND FIXTURE ASSEMBLY.
- ANCHOR BOLTS BY POLE SUPPLIER, WELD TO REBARS.
- CHAMFERED EDGE
- FINISH GRADE, COMPACT TO 95%.
- #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 18" O.C.
- PVC CONDUIT, SCHEDULE 40.
- RIGID GALVANIZED STEEL CONDUIT.
- BASE PLATE, LEVELING NUTS, GROUT BASE.
- HANDHOLE

SCALE: NONE



**New Avenue**  
architects • engineers

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UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614.884.8888

### CLIENT REVIEW SET

REVISION 10/17/2019

### Winchester Office Park Mixed-Use Building

6355 Winchester Blvd.  
Canal Winchester, Ohio 43110

### DEVELOPER/BUILDER:

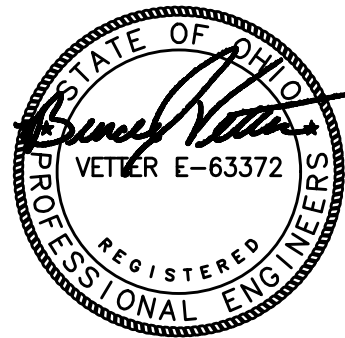
Brexton, LLC  
1123 Goodale Blvd.  
Columbus, Ohio 43212

### MEP ENGINEER:

**VMP**  
ENGINEERING INC.  
6225 Emerald Parkway  
Dublin, Ohio 43016  
Phone: 614-408.3862  
www.VMPEngineering.com

Project No:

19-0152



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